

103.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,295,400 /

Total Card / Total Parcel

USE VALUE:

1,295,400 /

1,295,400

ASSESSED:

1,295,400 /

1,295,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		HUTCHINSON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ARSLANIAN NORAIR/TRUSTEE	
Owner 2:	HUTCHINSON 94 TRUST	
Owner 3:		

Street 1:	94 HUTCHINSON ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02474	Type:
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PREVIOUS OWNER
Owner 1: ARSLANIAN NORAIR--ETAL -
Owner 2: ARSLANIAN MELINE & ALINE -
Street 1: 94 HUTCHINSON ROAD
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .357 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 3482 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % % % % Appraised Alt Spec J Fact Use Value Notes

101 One Family	15540	Sq. Ft.	Site	0	70.	0.71	4	Golf co	25		775,425		775,400
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				66305
101	15540.000	518,900	1,100	775,400	1,295,400				GIS Ref
Total Card	0.357	518,900	1,100	775,400	1,295,400				GIS Ref
Total Parcel	0.357	518,900	1,100	775,400	1,295,400				Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	372.03	/Parcel:	372.03			02/23/09

PREVIOUS ASSESSMENT									Parcel ID	103.0-0001-0006.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	518,900	1100	15,540.	775,400	1,295,400		Year end		12/23/2021
2021	101	FV	500,000	1100	15,540.	775,400	1,276,500		Year End Roll		12/10/2020
2020	101	FV	500,000	1100	15,540.	775,400	1,276,500		1,276,500	Year End Roll	12/18/2019
2019	101	FV	376,900	1100	15,540.	775,400	1,153,400		1,153,400	Year End Roll	1/3/2019
2018	101	FV	376,900	1100	15,540.	664,700	1,042,700		1,042,700	Year End Roll	12/20/2017
2017	101	FV	376,900	1100	15,540.	620,300	998,300		998,300	Year End Roll	1/3/2017
2016	101	FV	376,900	1100	15,540.	531,700	909,700		909,700	Year End	1/4/2016
2015	101	FV	321,100	1200	15,540.	476,300	798,600		798,600	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ARSLANIAN NORAI	60898-317		1/4/2013	Convenience		1	No	No				
PACIFICO RICHAR	23295-542		6/11/1993		262,000	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment										Date	Result	By	Name	
10/24/2014 1418 Renovate 99,939										Renovate hall & ma				
2/19/2004 85 Addition 28,000										12X16 ROOM ON PATI				
6/27/1994 301 Manual 3,200										ROOF				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH												
Type:	19 - Ranch				Full Bath		1	Rating: Very Good		RANCH W/ATC.																				
Sty Ht:	1A - 1 Sty +Attic				A Bath:		Rating:																							
(Liv) Units:	1		Total: 1		3/4 Bath:		2	Rating: Good																						
Foundation:	1 - Concrete				A 3QBth		Rating:																							
Frame:	1 - Wood				1/2 Bath:		1	Rating: Good																						
Prime Wall:	1 - Wood Shingle				A HBth:		Rating:																							
Sec Wall:	16 - Stone Vene		10 %		OthrFix:		2	Rating: Good																						
Roof Struct:	1 - Gable				OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating: Very Good																							
Color:	YELLOW				A Kits:	Rating:																								
View / Desir:					Frl:	2	Rating: Average																							
GENERAL INFORMATION						WSFlue:	Rating:																							
Grade: C+ - Average (+)				CONDOS INFORMATION																										
Year Blt:	1951	Eff Yr Blt:		Location:																										
Alt LUC:			Alt %:		Total Units:																									
Jurisdct:	G16	Fact: .		Floor:																										
Const Mod:					% Own:																									
Lump Sum Adj:					Name:																									
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN												
Avg Ht/FL:	STD				Phys Cond:	GV - Good-VG	10.	%							No Unit	RMS	BRS	FL												
Prim Int Wal	1 - Drywall				Functional:			%							1	6	3													
Sec Int Wall:			%		Economic:			%																						
Partition:	T - Typical			Special:			%																							
Prim Floors:	3 - Hardwood				Override:			%																						
Sec Floors:			%		Total:	10.8 %																								
Bsmnt Flr:	14 - Asphalt Tile				CALC SUMMARY						COMPARABLE SALES																			
Subfloor:					Basic \$ / SQ: 100.00						Rate						Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:	2				Size Adj.: 0.99204183																									
Electric:	3 - Typical				Const Adj.: 0.99287075																									
Insulation:	2 - Typical				Adj \$ / SQ: 98.497																									
Int vs Ext:	S				Other Features: 141621																									
Heat Fuel:	1 - Oil				Grade Factor: 1.10																									
Heat Type:	5 - Steam				NBHD Inf: 1.00000000																									
# Heat Sys:	1			NBHD Mod:																										
% Heated:	100	% AC: 100		LUC Factor: 1.00																										
Solar HW:	NO	Central Vac: NO		Adj Total: 581754												Juris. Factor:	1.00	Before Depr:	108.35											
% Com Wal			% Sprinkled		Depreciation: 62829												Special Features:	0	Val/Su Net:	95.77										
	Depreciated Total: 518925												Final Total: 518900						Val/Su SzAd 169.03											
MOBILE HOME						Make:				Model:				Serial #:				Year:		Color:										
SPEC FEATURES/YARD ITEMS						PARCEL ID 103.0-0001-0006.A																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
19	Patio	D	Y	1	8X66	A	AV	1980	2.96	T	31.2	101			1,100		1,100													
More: N						Total Yard Items:		1,100		Total Special Features:								Total:		1,100										